



ORDINANCE NUMBER 2609

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT FOR NINE CELLULAR COMMUNICATIONS ANTENNA PANELS TO BE MOUNTED ON THE NORTHEAST, NORTHWEST, AND SOUTHEAST CORNERS OF THE TXU TRANSMISSION TOWER LOCATED AT 13653 INWOOD ROAD NEAR THE NORTHEAST CORNER OF INWOOD ROAD AND ALPHA ROAD, WITHIN THE PLANNED DEVELOPMENT NO. 41 ZONING DISTRICT.

WHEREAS, the City of Farmers Branch deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance to amend the Comprehensive Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the City of Farmers Branch City Council, in compliance with the Charter and Code of Ordinances of the City of Farmers Branch, and the state law with reference to the granting of changes to the zoning classifications under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that due to a change in condition and in order to protect the public health, welfare and safety, said change in zoning should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS

SECTION 1. That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit to allow the placement of nine (9) cellular communications antenna panels, mounted on the northeast, northwest, and southeast corners of the TXU transmission tower, and an associated equipment enclosure, located at 13653 Inwood Road and within the Planned Development Number 41 (PD-41) zoning district.

SECTION 3. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended by the granting of a Specific Use Permit and approval of an associated site plan for the placement of nine (9) antenna panels and an associated equipment enclosure to be constructed, situated and located in accordance with the approved site plan attached as Exhibit "A".

SECTION 4. That all landscaping, irrigation installation, and maintenance for the antenna system shall be the sole responsibility of AT&T Wireless Services, L.L.P., or assigns or successors.

SECTION 5. That the irrigation system provided by AT&T Wireless Services, L.L.P. shall be separate from the existing Stanford Park irrigation system; however, the watering schedule shall be coordinated with North Dallas Athletic Club. The existing irrigation system shall be modified by AT&T Wireless Services, L.L.P., as appropriate, to accommodate installation of the antenna system and related improvements.

SECTION 6. That a copy of the maintenance contract(s) for the landscaping and irrigation systems shall be provided to the City of Farmers Branch Community Services Department, subject to review and approval by the City of Farmers Branch Parks and Recreation Department, before issuance of a Certificate of Occupancy for the antenna installation. AT&T Wireless Services, L.L.P., shall provide the City copies of any renewals of said contracts.

SECTION 7. That the antennas, associated equipment building, and any other associated equipment approved by the proposed site plan shall be removed within 60 days of discontinuance of operation of the antenna system and the TXU transmission tower and park area shall be restored to pre-installation conditions.

SECTION 8. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of two thousand (\$2,000.00) dollars for each offense.

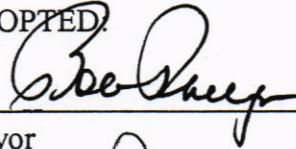
SECTION 9. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 10. In addition to, and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 11. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, and as the law in such case provides.

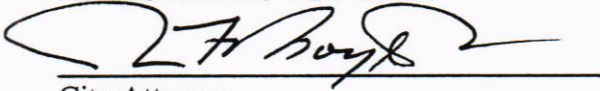
Duly passed by the City Council of the City of Farmers Branch, Texas, on this the 21st day of May, 2001.

ADOPTED:



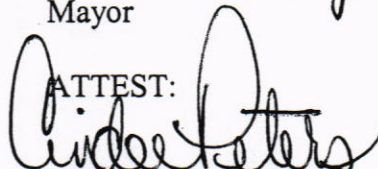
Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:



City Secretary



AT&T

AT&T WIRELESS SERVICES, L.L.C.

SITE NUMBER: 010325

SITE NUMBER: 010323
SITE NAME: INWOOD/ALPHA

ZONING DRAWINGS



10.8.5

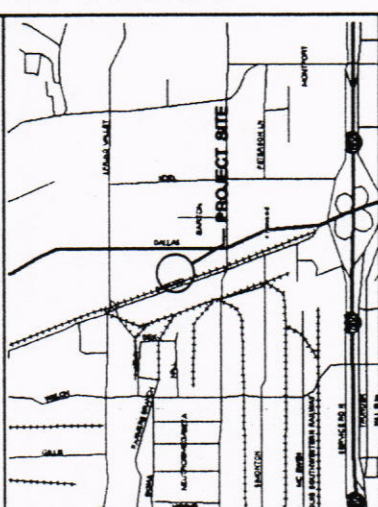
PROJECT INFORMATION

DIRECTIONS
DALLAS MAPSCO: #14-M
FROM DOWNTOWN DALLAS TAKE DALLAS NORTH ROLLWAY TO ALPINE ROAD. EXIT ALPINE ROAD
TOWARD WINTER. CONTINUE ON ALPINE TO SMOOK ROAD. TURN NORTH ON SMOOK ROAD.

REV.

A-325-701	TITLE SHEET	2
A-325-8V1	SURVEY	1
A-325-201	SITE PLAN	4
A-325-202	TOWER AND SHELTER ELEVATION	2
A-325-203	PIPING AND TOWER ELEVATION DETAILS	2

LOCATION MAP



SALES: NONE

BUILDING CODES

1. 1994 BUILDING CODE
2. OCCUPANCY CLASS: B
3. CONSTRUCTION CLASS: V-N
4. SPRINKLER SYSTEM: NONE
5. PLUMBING SYSTEM: NONE
6. SEWER SYSTEM: NONE

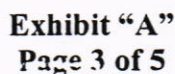
O'Dea & Associates PC
CONSULTING ENGINEERS
ONE MILLICK AVENUE, FIVE FLOORS, SUITE 500
30 L.B. FINESTRA, SUITE 500, 30 BROADWAY, NEW YORK, NY 10013
TEL: 212-693-1100 FAX: 212-693-1101

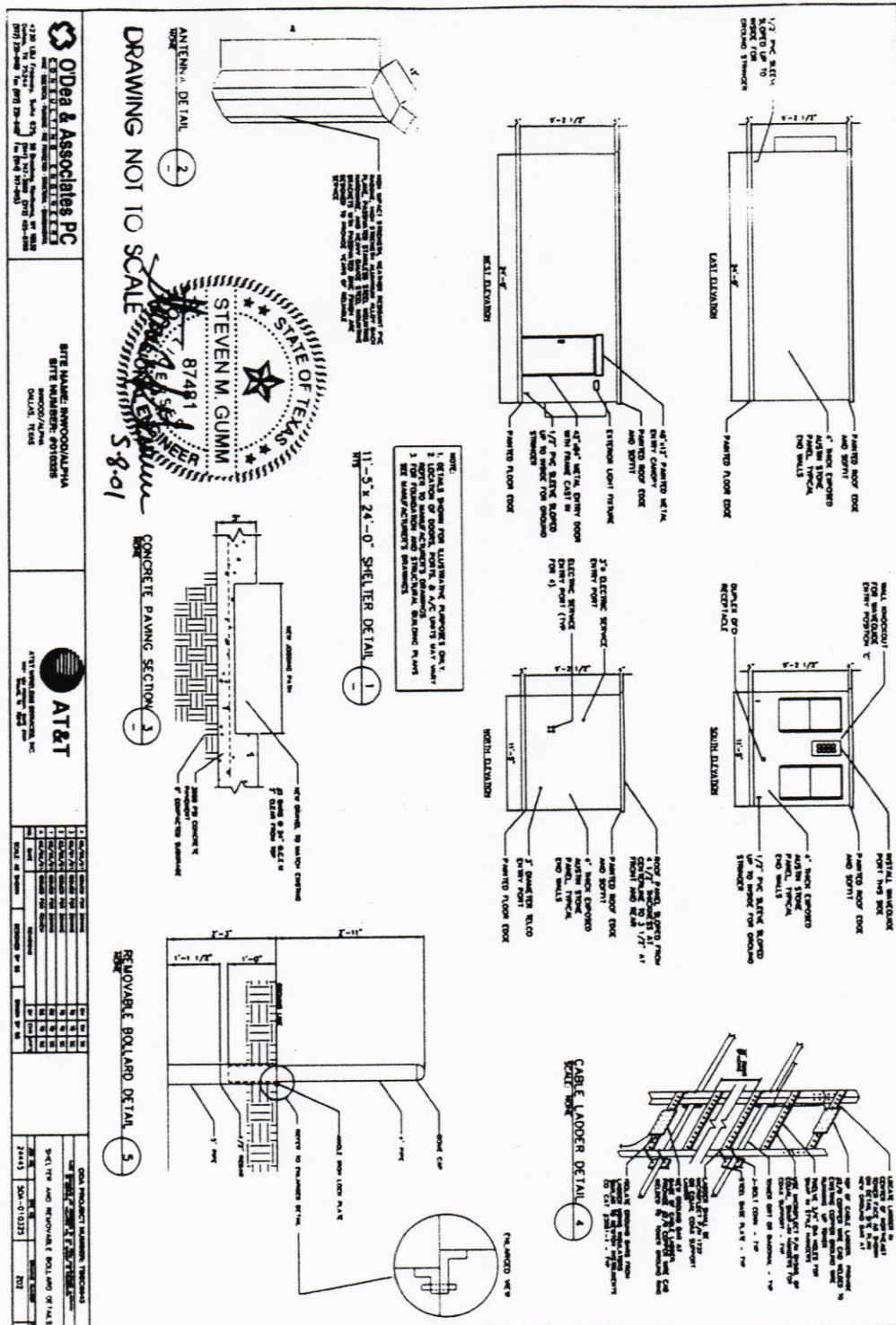
SITE NAME: INWOOD/ALPHA
SITE NUMBER: #010325
AT&T

DRAWING NOT TO SCALE

DATE		DESCRIPTION	AMOUNT	BALANCE
1	12/31/73	CASH ON HAND		100.00
2	1/31/74	CASH ON HAND	50.00	150.00
3	2/28/74	CASH ON HAND	25.00	175.00
4	3/31/74	CASH ON HAND	10.00	185.00
5	4/30/74	CASH ON HAND	15.00	200.00
6	5/31/74	CASH ON HAND	75.00	275.00
7	6/30/74	CASH ON HAND	30.00	305.00
8	7/31/74	CASH ON HAND	12.00	317.00
9	8/31/74	CASH ON HAND	18.00	335.00
10	9/30/74	CASH ON HAND	90.00	425.00
11	10/31/74	CASH ON HAND	35.00	460.00
12	11/30/74	CASH ON HAND	14.00	474.00
13	12/31/74	CASH ON HAND	20.00	494.00
14	1/31/75	CASH ON HAND	26.00	520.00
15	2/28/75	CASH ON HAND	32.00	552.00
16	3/31/75	CASH ON HAND	38.00	590.00
17	4/30/75	CASH ON HAND	44.00	634.00
18	5/31/75	CASH ON HAND	50.00	684.00
19	6/30/75	CASH ON HAND	56.00	740.00
20	7/31/75	CASH ON HAND	62.00	802.00
21	8/31/75	CASH ON HAND	68.00	870.00
22	9/30/75	CASH ON HAND	74.00	944.00
23	10/31/75	CASH ON HAND	80.00	1024.00
24	11/30/75	CASH ON HAND	86.00	1110.00
25	12/31/75	CASH ON HAND	92.00	1202.00
26	1/31/76	CASH ON HAND	98.00	1300.00
27	2/28/76	CASH ON HAND	104.00	1404.00
28	3/31/76	CASH ON HAND	110.00	1514.00
29	4/30/76	CASH ON HAND	116.00	1630.00
30	5/31/76	CASH ON HAND	122.00	1752.00
31	6/30/76	CASH ON HAND	128.00	1880.00
32	7/31/76	CASH ON HAND	134.00	2014.00
33	8/31/76	CASH ON HAND	140.00	2154.00
34	9/30/76	CASH ON HAND	146.00	2300.00
35	10/31/76	CASH ON HAND	152.00	2452.00
36	11/30/76	CASH ON HAND	158.00	2610.00
37	12/31/76	CASH ON HAND	164.00	2774.00
38	1/31/77	CASH ON HAND	170.00	2944.00
39	2/28/77	CASH ON HAND	176.00	3120.00
40	3/31/77	CASH ON HAND	182.00	3302.00
41	4/30/77	CASH ON HAND	188.00	3490.00
42	5/31/77	CASH ON HAND	194.00	3684.00
43	6/30/77	CASH ON HAND	200.00	3884.00
44	7/31/77	CASH ON HAND	206.00	4090.00
45	8/31/77	CASH ON HAND	212.00	4302.00
46	9/30/77	CASH ON HAND	218.00	4520.00
47	10/31/77	CASH ON HAND	224.00	4744.00
48	11/30/77	CASH ON HAND	230.00	4974.00
49	12/31/77	CASH ON HAND	236.00	5210.00
50	1/31/78	CASH ON HAND	242.00	5452.00
51	2/28/78	CASH ON HAND	248.00	5700.00
52	3/31/78	CASH ON HAND	254.00	5954.00
53	4/30/78	CASH ON HAND	260.00	6214.00
54	5/31/78	CASH ON HAND	266.00	6480.00
55	6/30/78	CASH ON HAND	272.00	6752.00
56	7/31/78	CASH ON HAND	278.00	7030.00
57	8/31/78	CASH ON HAND	284.00	7314.00
58	9/30/78	CASH ON HAND	290.00	7604.00
59	10/31/78	CASH ON HAND	296.00	7900.00
60	11/30/78	CASH ON HAND	302.00	8202.00
61	12/31/78	CASH ON HAND	308.00	8510.00
62	1/31/79	CASH ON HAND	314.00	8824.00
63	2/28/79	CASH ON HAND	320.00	9144.00
64	3/31/79	CASH ON HAND	326.00	9470.00
65	4/30/79	CASH ON HAND	332.00	9802.00
66	5/31/79	CASH ON HAND	338.00	10140.00
67	6/30/79	CASH ON HAND	344.00	10484.00
68	7/31/79	CASH ON HAND	350.00	10834.00
69	8/31/79	CASH ON HAND	356.00	11190.00
70	9/30/79	CASH ON HAND	362.00	11552.00
71	10/31/79	CASH ON HAND	368.00	11920.00
72	11/30/79	CASH ON HAND	374.00	12294.00
73	12/31/79	CASH ON HAND	380.00	12674.00
74	1/31/80	CASH ON HAND	386.00	13060.00
75	2/28/80	CASH ON HAND	392.00	13452.00
76	3/31/80	CASH ON HAND	398.00	13850.00
77	4/30/80	CASH ON HAND	404.00	14254.00
78	5/31/80	CASH ON HAND	410.00	14664.00
79	6/30/80	CASH ON HAND	416.00	15080.00
80	7/31/80	CASH ON HAND	422.00	15502.00
81	8/31/80	CASH ON HAND	428.00	15930.00
82	9/30/80	CASH ON HAND	434.00	16364.00
83	10/31/80	CASH ON HAND	440.00	16804.00
84	11/30/80	CASH ON HAND	446.00	17250.00
85	12/31/80	CASH ON HAND	452.00	17702.00
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87	2/28/81	CASH ON HAND	464.00	18624.00
88	3/31/81	CASH ON HAND	470.00	19094.00
89	4/30/81	CASH ON HAND	476.00	19570.00
90	5/31/81	CASH ON HAND	482.00	20052.00
91	6/30/81	CASH ON HAND	488.00	20540.00
92	7/31/81	CASH ON HAND	494.00	21034.00
93	8/31/81	CASH ON HAND	500.00	21534.00
94	9/30/81	CASH ON HAND	506.00	22040.00
95	10/31/81	CASH ON HAND	512.00	22552.00
96	11/30/81	CASH ON HAND	518.00	23070.00
97	12/31/81	CASH ON HAND	524.00	23594.00
98	1/31/82	CASH ON HAND	530.00	24124.00
99	2/28/82	CASH ON HAND	536.00	24660.00
100	3/31/82	CASH ON HAND	542.00	25202.00
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117	8/31/83	CASH ON HAND	644.00	35334.00
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125	4/30/84	CASH ON HAND	692.00	40702.00
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156	11/30/86	CASH ON HAND	878.00	65130.00
157	12/31/86	CASH ON HAND	884.00	66014.00
158	1/31/87	CASH ON HAND	890.00	66904.00
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179	10/31/88	CASH ON HAND	1016.00	86980.00
180	11/30/88	CASH ON HAND	1022.00	88002.00
181	12/31/88	CASH ON HAND	1028.00	89030.00
182	1/31/89	CASH ON HAND	1034.00	90064.00
183	2/28/89	CASH ON HAND	1040.00	91104.00
184	3/31/89	CASH ON HAND	1046.00	92150.00
185	4/30/89	CASH ON HAND	1052.00	93202.00
186	5/31/89	CASH ON HAND	1058.00	94260.00
187	6/30/89	CASH ON HAND	1064.00	95324.00
188	7/31/89	CASH ON HAND	1070.00	96394.00
189	8/31/89	CASH ON HAND	1076.00	97470.00
190	9/30/89	CASH ON HAND	1082.00	98552.00
191	10/31/89	CASH ON HAND	1088.00	99640.00
192	11/30/89	CASH ON HAND	1094.00	100734.00
193	12/31/89	CASH ON HAND	1100.00	101834.00
194	1/31/90	CASH ON HAND	1106.00	102940.00
195	2/28/90	CASH ON HAND	1112.00	104052.00
196	3/31/90	CASH ON HAND	1118.00	105170.00
197	4/30/90	CASH ON HAND	1124.00	106294.00
198	5/31/90	CASH ON HAND	1130.00	107424.00
199	6/30/90	CASH ON HAND	1136.00	108560.00
200	7/31/90	CASH ON HAND	1142.00	109702.00
201	8/31/90	CASH ON HAND	1148.00	110850.00
202	9/30/90	CASH ON HAND	1154.00	112004.00
203	10/31/90	CASH ON HAND	1160.00	113164.00
204	11/30/90	CASH ON HAND	1166.00	114330.00
205	12/31/90	CASH ON HAND	1172.00	115502.00
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207	2/28/91	CASH ON HAND	1184.00	117864.00
208	3/31/91	CASH ON HAND	1190.00	119054.00
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210	5/31/91	CASH ON HAND	1202.00	121452.00
211	6/30/91	CASH ON HAND	1208.00	122660.00
212	7/31/91	CASH ON HAND	1214.00	123874.00
213	8/31/91	CASH ON HAND	1220.00	125094.00
214	9/30/91	CASH ON HAND	1226.00	126320.00
215	10/31/91	CASH ON HAND	1232.00	127552.00
216	11/30/91	CASH ON HAND	1238.00	128790.00
217	12/31/91	CASH ON HAND	1244.00	130034.00
218	1/31/92	CASH ON HAND	1250.00	131284.00
219	2/28/92	CASH ON HAND	1256.00	132540.00
220	3/31/92	CASH ON HAND	1262.00	133802.00
221	4/30/92	CASH ON HAND	1268.00	135070.00
222	5/31/92	CASH ON HAND	1274.00	136344.00
223				

004	PROJECT NUMBER: T80043
005	TITLE: S-101
006	DATE: 10-10-73
007	BY: S-101
008	FOR: S-101
009	REVISION: 1
010	REVISION: 1
011	REVISION: 1
012	REVISION: 1
013	REVISION: 1
014	REVISION: 1
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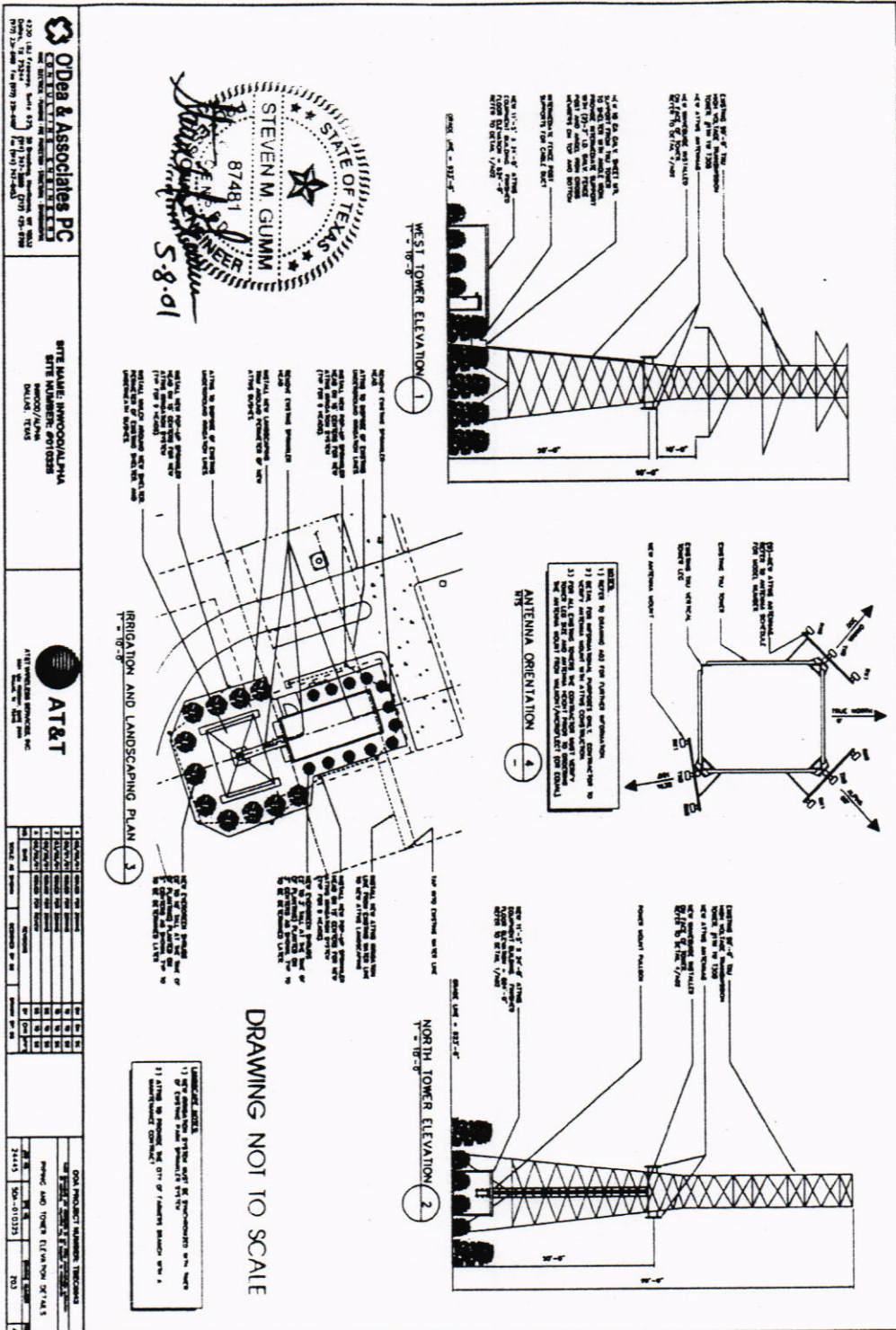


Exhibit "A"
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